

Docket Item #10  
SPECIAL USE PERMIT #2000-0159

Planning Commission Meeting  
April 3, 2001

**ISSUE:** Consideration of a request for a special use permit for expansion of a noncomplying automobile repair facility to include automobile sales.

**APPLICANT:** Ajmal Ghani  
by William C. Thomas, Jr., attorney

**LOCATION:** 3014 Jefferson Davis Highway

**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, APRIL 3, 2001:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis and with the public comments regarding the desire for the redevelopment of this property and others along Jefferson Davis Highway. Members of the Commission stated that the case provides the City with an opportunity to consider its vision for the redevelopment of properties along Jefferson Davis Highway.

**Speakers:**

Ruby Tucker, president of the Lynhaven Citizens Association, stated that the Association supports the staff recommendation because they believe the property is too small to accommodate the number of vehicles that the applicant indicates will be on the site. She expressed concern about additional congestion that may occur at the end of Wesmond Drive if the only means of ingress and egress to the site is provided via a curb cut on Wesmond Drive, and she noted that Marino's patrons and employees also use this area as their sole means of ingress and egress to that property. She stated that the Association does not support any additional automobile repair and sales uses and noted that their neighborhood was inundated with them.

Amy Slack, on behalf of the Del Ray Citizens Association, stated that the Association voted to support the request but only if the applicant would limit the number of on-site parking spaces as depicted on the applicant's plan, provide significantly more landscaping and make other improvements.

Rod Kuckro stated that a plan for this side of Jefferson Davis Highway should be undertaken so that these properties may be redeveloped with uses that contribute to the neighborhood and enhance the appearance of the street. He stated that the Commission will be considering three similar special use permit applications for automobile repair and sales in this area in June and that he did not believe the Commission could recommend approval of the applicant's request and not also recommend approval of the three other proposals. He noted that if the applicant's request was denied, the applicant would still be permitted to perform automobile repair as a noncomplying use.

Maria Warsawski, on behalf of the Mount Jefferson Civic Association, stated that they prefer no automobile-oriented uses near their neighborhood and that they are working on a vision to improve this area that includes not allowing uses on Jefferson Davis Highway that do not contribute to the neighborhood.

Bernard Fagelson, attorney for the applicant, stated that Code Enforcement staff have determined that an emergency vehicle easement is not required to be dedicated on the site and that the emergency vehicles could use the end of Wesmond Drive if necessary to access the site. As a result, he stated that additional landscaping could be installed on the property. He also stated that vehicular access to the repair bays may be provided through the rear of the building rather than the through the front of the building as currently exists.

**PLANNING COMMISSION ACTION, MARCH 6, 2001:** On a motion by Mr. Robinson, seconded by Mr. Komoroske, the Planning Commission voted to defer the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission deferred the request in order to allow the applicant to resolve issues regarding the emergency vehicle easement and landscaping and to meet with staff and residents.

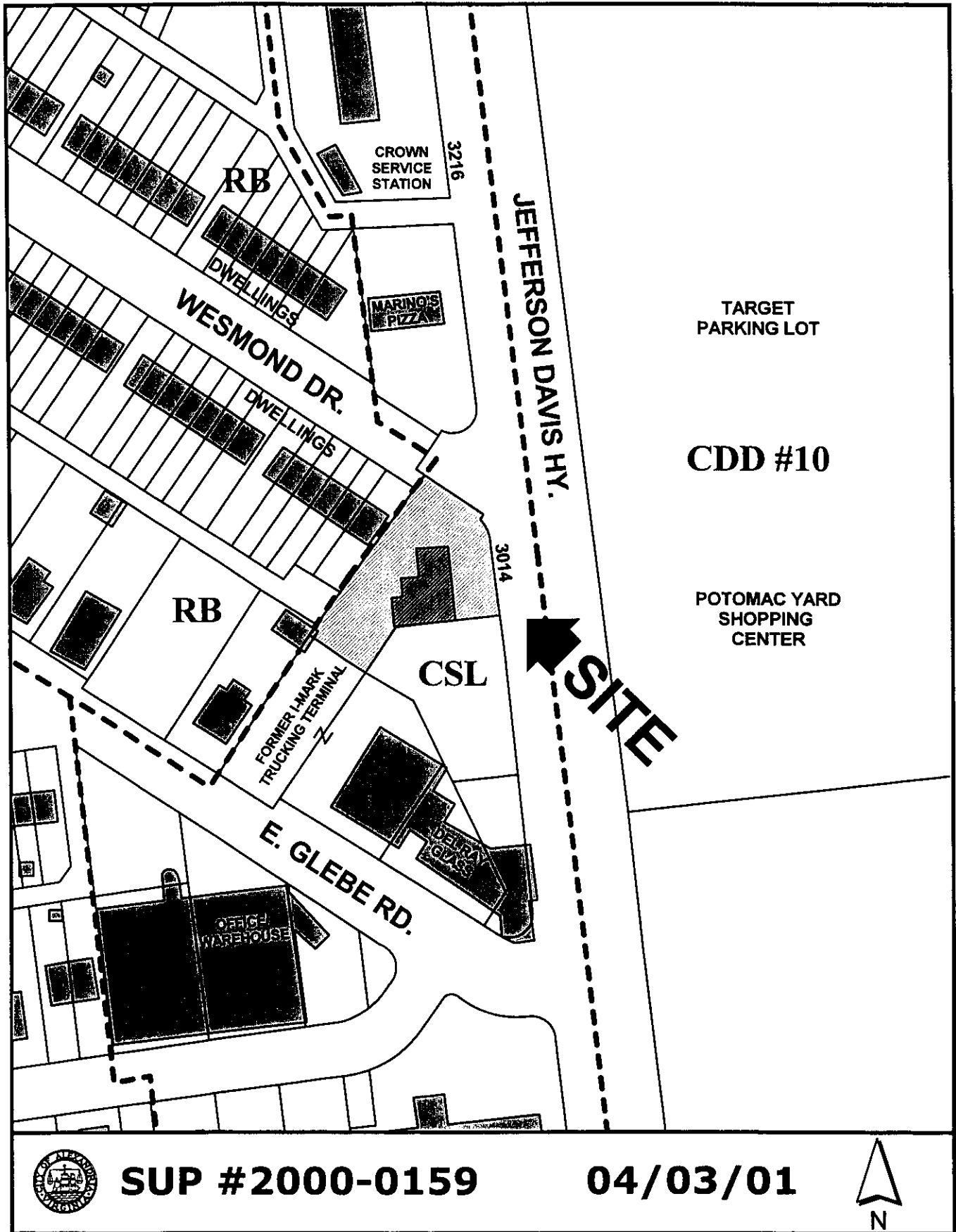
Speakers:

Amy Slack, on behalf of the Del Ray Citizens Association, stated that the Association supported the applicant's request with several conditions as set forth in its memo dated January 24, 2001, including the provision of a planting bed that would allow for the survival of trees.

Bernard Fagelson, attorney representing the applicant, stated that he did not believe the subject property will be redeveloped in the near future, and that has improved the property and would like to work with staff to continue to improve the property.

**PLANNING COMMISSION ACTION, FEBRUARY 6, 2001:** The Planning Commission noted the deferral of the request.

**Reason:** The applicant requested the deferral.





SUMMARY:

The applicant seeks permission to add automobile sales to a noncomplying automobile repair business located at 3014 Jefferson Davis Highway. Staff believes the increase in intensity of the automobile use is inappropriate on this small site and inconsistent generally with the potential redevelopment of the Route 1 area. The application raises the issue of allowing additional automobile uses in the Route 1 area and gives the City an opportunity to consider its vision for the redevelopment of this property and others in the area. Staff believes the site is too small both to accommodate the use and to provide improvements to the appearance of Jefferson Davis Highway.

STAFF RECOMMENDATION:

Staff recommends **denial** of the request. If Council approves the request, staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall apply for and obtain site plan approval before it may commence operations on the site. (P&Z)
3. The hours of operation shall be limited from 7:00 a.m. to 9:00 p.m. daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance to the building. (P&Z)
5. Work done on the premises shall be limited to light automobile repair. (P&Z)
6. No repair work shall be done outside. (P&Z)
7. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
8. Loading and unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
9. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)
10. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)

11. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
12. No banners, streamers, flags or similar advertising devices shall be displayed on the premises but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z)
13. No public telephones shall be located on the exterior of the business. (P&Z)
14. No amplified sound shall be audible at the property line. (P&Z)
15. All waste products including, but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations, and not to be discharged into the city sewer system. (T&ES)
16. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. To obtain a copy, contact the Division of Environmental Quality at (703) 838-4966. (T&ES)
17. The applicant shall remove the existing driveway apron on Jefferson Davis Highway and replace it with city standard curb/gutter and sidewalk. The existing driveway apron on Wesmond Drive shall be repaired to the satisfaction Director of T&ES. (T&ES)
18. The applicant shall provide an emergency vehicle easement to the satisfaction of the Director of Code Enforcement. (Code Enforcement)
19. The applicant shall provide lighting in the rear of the lot to meet minimum city lighting standards. (T&ES)
20. The applicant shall remove the two existing pole lights at the front of the site and shall provide new pole locations for adequate site lighting to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
21. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent residential uses and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)

22. The applicant shall provide a landscaping plan for the site that includes a continuous hedge to screen the parking areas and depicts the location of all above grade transformers, service boxes, splice compartments, and controllers to the satisfaction of the Director of Planning and Zoning. (P&Z)
23. The applicant shall screen and maintain its dumpster to the satisfaction of the Director of Planning and Zoning. (P&Z)
24. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the business to be completed prior to the commencement of the renovations. (Police)
25. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Ajmal Ghani, requests special use permit approval to allow an expansion of a noncomplying automobile repair business to include automobile sales located at 3014 Jefferson Davis Highway.
2. The subject property is irregularly shaped and is one lot of record with approximately 66 feet of frontage on Jefferson Davis Highway and a total lot area of approximately 10,690 square feet. The site is developed with a one story building used for automobile repair.

To the north of the site is the terminus of Wesmond Drive and Marino's restaurant. To the east is the Potomac Yard Shopping Center. Immediately abutting the site to the west are residences. To the south is the site previously occupied by a business known as I-Mark that operated a trucking terminal.

3. An automobile repair garage has operated in this location since at least August 1968. At that time, the property was zoned I-1/Industrial which permitted automobile repair use without a special use permit. In 1992, the property was rezoned to CSL/Commercial Service Low which allows only light automobile repair with a special use permit. Automobile sales are also permitted with a special use permit.
4. The applicant has filed this request to expand the noncomplying automobile repair use to include automobile sales. The application materials describe the repair use and sales use in combination. The applicant proposes to convert two of the existing five service bays into offices for the business (see attached plan). After the conversion, three hydraulic lifts or racks and three service bays will be provided.
5. The applicant expects between 10 and 15 customers per day, with repair customers arriving at the business in the morning to drop off their vehicles and returning in the late afternoon to pick them up. The applicant expects sales customers to visit the business on weekday afternoons and on the weekends.
6. The applicant indicates that two or three employees will operate the business each shift. The proposed hours of operation are 7:00 a.m. to 9:00 p.m. daily.
7. The applicant indicates that used automobile parts, cardboard and paper will constitute the majority of garbage generated by the applicant. Garbage will be collected weekly or as needed.

8. Pursuant to Section 8-200(A)(17) of the zoning ordinance, a 2,200 square foot automobile repair business is required to provide a minimum of six parking spaces. The applicant has submitted a plan depicting a total of 17 parking spaces which consists of 14 spaces for sales vehicles and three spaces for customers' and employees' vehicles.
9. Zoning: The subject property is located in the CSL/Commercial service Low zone. Section 4-303(B) and (P) of the zoning ordinance allows automobile sales and light automobile repair in the CSL zone only with a special use permit.
10. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial and service uses.

STAFF ANALYSIS:

Staff recommends denial of the applicant's request to expand a noncomplying automobile repair business to include automobile sales located at 3016 Jefferson Davis Highway. The uses are inappropriate in this location because the site is not large enough to accommodate the level of activity proposed by the applicant and because staff believes that automobile sales and repair businesses are incompatible with the City's hopes for redevelopment of this portion of Jefferson Davis Highway.

Staff has reviewed the applicant's plan and staff has determined that the repair and sales uses cannot be accommodated on the site. The applicant's proposed parking and internal traffic circulation plans do not appear to be workable, they will not provide a well landscaped and attractive site, and they will not improve the streetscape as desired by the City and the community. Based on the applicant's plan, it would be extremely difficult for the applicant to move the sales vehicles parked at the front of the site along Jefferson Davis Highway as will be necessary and to provide sufficient ingress and egress of service vehicles from the building's two service bays. In addition, Planning staff understands from Code Enforcement staff that an emergency vehicle easement will be required and that the width of the proposed easement must be a minimum of 14 feet wide from the curb cut on Jefferson Davis Highway into the front of the site. Staff notes that the location of the easement will further reduce the applicant's ability to provide an adequate drive aisle between the building and the parked cars.

As to the parking plan, some of the spaces are problematic, including the proposed handicap and employee parking spaces located on the north side of the building. The location of the handicap parking space as shown would require a disabled individual to navigate around the building and past moving or parked cars in order to gain access to the building. As to the employee space, it is located in front of the overhead door that provides access to the third repair bay. In addition, staff believes that many more parking spaces than provided will be necessary in order to accommodate customer parking and service vehicles awaiting repair.

Even if there were a way to fit the use onto this small site and make it work, there would be no additional room for landscaping or other improvements to make the site more attractive. The plan submitted has a two foot strip along Jefferson Davis Highway, but it is too small for any planting whatsoever, let alone a landscaped hedge of the appropriate sort. Staff does not believe that the City should allow noncomplying uses to expand when the expansion will further detract from the appearance of the streetscape. It may be possible on a very large site to have an attractive automobile use if, at the street, there is sufficient room for a large landscaped area to soften and screen the harsh automotive use behind it. This site does not have room for the parking it needs, let alone for even a narrow landscaped hedge.

Finally, staff notes that the Planning Commission will consider a special use permit request at its March meeting by the adjoining property owner of the former I-Mark trucking terminal property to allow automobile sales and repair in that location. Staff believes that the properties in combination present a rare opportunity for a coordinated approach for redevelopment. Without the larger I-Mark property, it will be very difficult to redevelop the subject property, given its relatively small size and irregular shape. Staff would hope that both property owners consider the benefits of redeveloping the properties in a manner that is more consistent with the large, mixed use development anticipated across the street at Potomac Yard.

Without this approval, this property may continue to be used for a small, noncomplying automobile repair business.

Staff recommends denial of the applicant's request.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant must comply with the City of Alexandria's Noise Control Code, Chapter 11, Section 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 All waste products including, but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations, and not to be discharged into the city sewer system.
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. To obtain a copy, contact the Division of Environmental Quality on (703) 838-4966.
- R-3 Applicant shall remove existing driveway apron on Jefferson Davis Highway and replace it with city standard curb/gutter and sidewalk. The existing driveway apron on Wesmond Drive shall be repaired to the satisfaction director of T&ES.
- R-4 Provide lighting in the rear of the lot to meet minimum city lighting standards.

Code Enforcement:

- C-1 A new fire prevention code permit is required for this occupancy. An inventory of all store materials and their MSDS sheets shall accompany the application.
- C-2 The applicant shall provide an emergency vehicle easement to the satisfaction of the Director of Code Enforcement.
- C-3 All construction shall conform to the 1996 Virginia Uniform Statewide Building Code.

Health Department:

F-1 No comments.

Police Department:

R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the business. This is to be completed prior to the commencement of the renovations.



50 APPLICATION for SPECIAL USE PERMIT # 2000-0159

[must use black ink or type]

PROPERTY LOCATION: 3014 JEFFERSON DAVIS HIGHWAY

TAX MAP REFERENCE: 16.03-10-28 ZONE: CSL

APPLICANT Name: AJMAL GHANI (corp. to be formed)

Address: 6303 Grceley Blvd Springfield, VA 22152

PROPERTY OWNER Name: Clemeth L. and Carol E Cope

Address: 5513 VALLEY VIEW DRIVE ALEXANDRIA, VA 22310

PROPOSED USE: ADDITION OF AUTO SALES TO EXISTING REPAIR FACILITY  
Expansion of automobile repair facility to include automobile sales

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

FAGELSON SCHONBERGER MAYE & DEICHMEISTER, PC

By: BERNARD M FAGELSON / William C

Print Name of Applicant or Agent Thomas, Jr

Signature

1725 JAMIESON AVE Suite 200

Mailing/Street Address

703 548 8100

Telephone #

548 0668

Fax #

ALEXANDRIA VA 22314

City and State

Zip Code

11/28/00

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser  
☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

AIMAL GHANI  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ Yes. Provide proof of current City business license  
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

EXISTING AUTO REPAIR FACILITY TO BE  
UPGRADED WITH BUILDING FACADE TREATMENTS;  
THE ADDITION OF PERIPHERAL AND INTERIOR LANDSCAPING;  
AND IMPROVED SITE ACCESS. REPAIR FUNCTION AND  
INTENSITY TO BE SCALED BACK AND REPLACED  
WITH AUTO SALES/LEASE.

AUTO REPAIR / USED CAR BUSINESS TO BE RUN BY  
Ajmal Ghani with expected 2-5 employees.  
COMBINATION OF 16 PARKING SPACES TO BE UTILIZED BY  
CUSTOMERS, EMPLOYEES, AND FOR VEHICLES IN FOR SERVICE  
AND SALES/LEASE VEHICLES.

AUTO REPAIR / SALES CUSTOMERS EXPECTED PER  
DAY AT 10-15

HOURS OF OPERATION: 7:00 AM - 9:00 PM daily (max)

NO NOISE EXPECTED - ALL WORK PERFORMED WITHIN 3 DAYS  
(SEE ATTACHED FLOOR PLAN & SLP PLAN)

# USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☐ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☒ an expansion or change to an existing use without a special use permit,
- ☐ expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

10-15 per day WITH REPAIR CUSTOMERS MAINLY

in AM and late PM pickup AND SALES CUSTOMERS MAINLY  
in afternoon WEEKDAYS AND ALL DAY ON WEEKENDS

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

2 to 3 per shift

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7am - 9pm daily

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NONE - AUTO SALES  
INTERIOR (WITHIN BAYS) FOR REPAIR ACTIVITY - compressors,  
AIR RATCHETS, etc.

B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

EXHAUST ODOR TO BE CONTROLLED BY  
VENTING PER CODE

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

PAPER / CARDBOARD / USED AUTO PARTS (limited)

B. How much trash and garbage will be generated by the use?

approx. 1 dumpster per week

C. How often will trash be collected?

1 time per week or as needed

D. How will you prevent littering on the property, streets and nearby properties?

MANAGEMENT TO POLICE SITE VIGILANTLY

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes.    ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

USED OIL - DISPOSED OF PER CODE VIA RECYCLING

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes.    ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SOLVENTS TO BE STORED/DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS

12. What methods are proposed to ensure the safety of residents, employees and patrons?

BUSINESS TO BE OPERATED IN STRICT COMPLIANCE WITH APPLICABLE SAFETY AND ALL OTHER REGULATIONS

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes.    ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

1 per 400 sq ft = 6

- B. How many parking spaces of each type are provided for the proposed use:

15 Standard spaces

\_\_\_\_\_ Compact spaces

1 Handicapped accessible spaces.

\_\_\_\_\_ Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

- B. How many loading spaces are available for the use? 0

- C. Where are off-street loading facilities located? LOADING / UNLOADING  
ON SITE WITHIN TRAVEL AREA AS NEEDED FOR  
VERY LIMITED DELIVERY NEEDS.

D. During what hours of the day do you expect loading/unloading operations to occur?

EARLY MORNING (7-9am)

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

1 to 2 x per day - small truck deliveries of  
PARTS/etc

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SEE SHIP PLAT - ELIMINATION OF ENTRANCE ON HERTI

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

☒ Yes ☐ No

Do you propose to construct an addition to the building?

☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

2200 +/- sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other, please describe: \_\_\_\_\_



# **AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- ☐ automobile or motor vehicle parking or storage lot.
- ☐ automobile or trailer rental or sales.
- ☐ automobile service station.
- ☐ automobile repair, including car wash.
- ☒ other: AUTO REPAIR / AUTO SALES

2. What types of repairs do you propose to perform?

LIGHT SERVICE / REPAIRS

3. How many of each of the following will be provided?

3 hydraulic lifts or racks

       service pits

3 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

SEE ATTACHED SUP PLAT 16

11 DISPLAY SPACES

2 EMPLOYEE PARKING SPACES + 1 H.C. Accessible

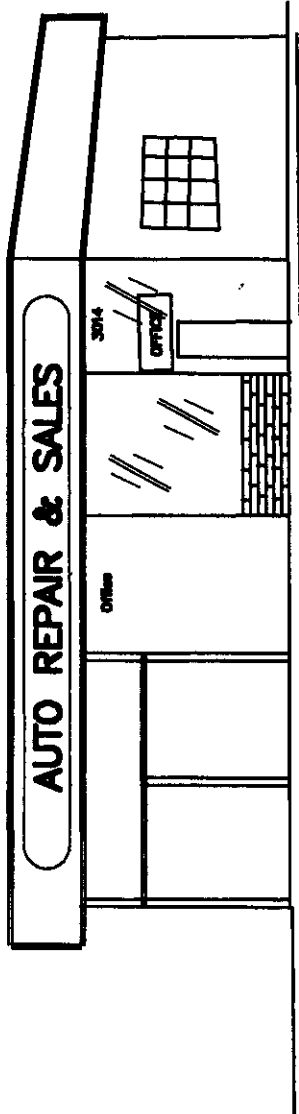
2 CUSTOMER SPACES ↗

5. Will a loudspeaker or intercom system be used outside of the building? ☐ Yes. ☒ No.

*Please note all repair work must occur within an enclosed building.*

**F**





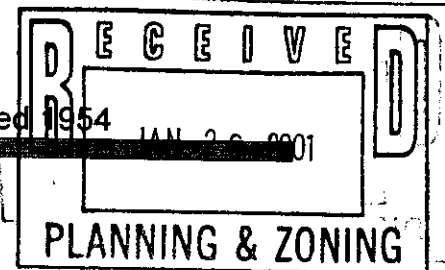
PROP. FRONT ELEVATION

# The Del Ray Citizens Association

P.O. Box 2233

Alexandria, Virginia 22301

eEstablished 1954



**To:** Honorable Members of City Council  
**From:** Bill Hendrickson, President  
Stephanie Sechrist, Co-chair, Land Use Committee  
Amy Slack, Co-chair, Land Use Committee  
**Date:** January 24, 2000  
**Subject:** SUP# 2000-0147; SUP request for expansion of auto repair to include auto sales, 3014 Jefferson Davis Highway.

The applicant attended the DRCA land use committee meeting on January 10th and presented the application to the committee.

At the Land Use and Executive Committee meetings on January 10 and 16 the subject case was discussed. Both Committee's noted that the subject property was located outside of the DRCA boundaries, but that DRCA has historically been involved in reviewing projects on Jefferson Davis Highway, as it is a gateway to our community. Land Use and Executive Committees voted to recommend *support* of the SUP with the following conditions:

- A healthy planting strip be provided along the entirety of Jefferson Davis Highway in front of the property that will be adequate for the survival of trees, in addition to any screening hedge material.
- That the existing curb cut along Jefferson Davis Highway be removed.
- That signage is permitted only on the proposed awnings of the renovated building.
- That all lighting meets City standards and avoids glare to neighboring residential properties located to the rear of the property.

We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 or Stephanie Sechrist at 703-548-0536 and Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P. C.  
ATTORNEYS AND COUNSELLORS AT LAW  
1775 JAMIESON AVENUE, SUITE 200  
ALEXANDRIA, VIRGINIA 22314

BERNARD M. FAGELSON\*  
EUGENE SCHONBERGER\*  
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ROBERT L. DEICHMEISTER+  
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JOAN E. SPIELBERGER  
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HERBERT S. BILLOWITZ (1910-1987)  
VICTOR G. TRAPASSO (1935-1989)

\*SENIOR COUNSEL  
+ ALSO ADMITTED IN D.C.  
Δ ALSO ADMITTED IN MA.

6 February 2001

The Honorable Chairman and Members of the Planning Commission  
City of Alexandria, and  
Eileen Fogarty, Director  
Department of Planning & Zoning  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

Attn: Kathleen Beeton

Re: Special Use Permit 2000-159 for 3014 Jefferson Davis Highway  
Ajmal Ghani t/a Potomac Yards Motors

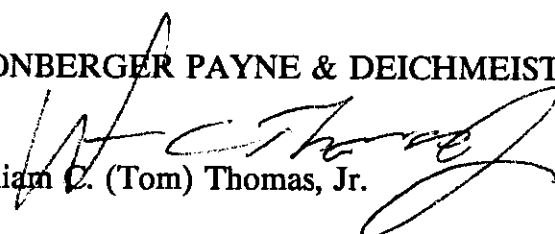
Dear Mr. Chairman, Members of the Planning Commission, and Ms. Fogarty:

On behalf of the applicant in the captioned matter, we request a deferral of the Planning Commission Public Hearing for one (1) month so that we can follow up with our neighbors on questions raised in our discussions with them regarding this application.

Thank you for your kind consideration of and attention to this matter.

Respectfully submitted,

FAGELSON SCHONBERGER PAYNE & DEICHMEISTER, P.C.

  
William C. (Tom) Thomas, Jr.

WCT

*B* *Ross*

## **Lynhaven Citizens Association**

**P O Box 2301 Alexandria, Va**

March 06, 2001

To: Members of Planning Commission

H. Stewart Dunn, Jr

Donna Fossum

Ludwig Gaines

John Komoroske

Richard Leibach

J Lawrence Robinson

Eric Wagner

Fr: Ruby Tucker, President  
Lynhaven Citizens Association

Sub: SPECIAL USE PERMIT REQUESTS

Members of the Lynhaven Citizens Association voted at the General Membership Meeting of Monday, March 5, 2001 to support the staff's recommendation on the following Planning Commission Docket Items:

**14. SPECIAL USE PERMIT #20001-0161**

**114-119 E REED AV**

Consideration of a request for a special use permit amendment for an extension of validity of the existing special use permit; zoned CSL/Commercial Service Low. Applicant: Alexandria One Associates, LP, by Duncan W. Blair, attorney.

LCA's members support the extension the existing SUP until December 2001, however, we feel it is of prime importance that future uses come back before the Planning Commission and the Lynhaven Citizens Association.

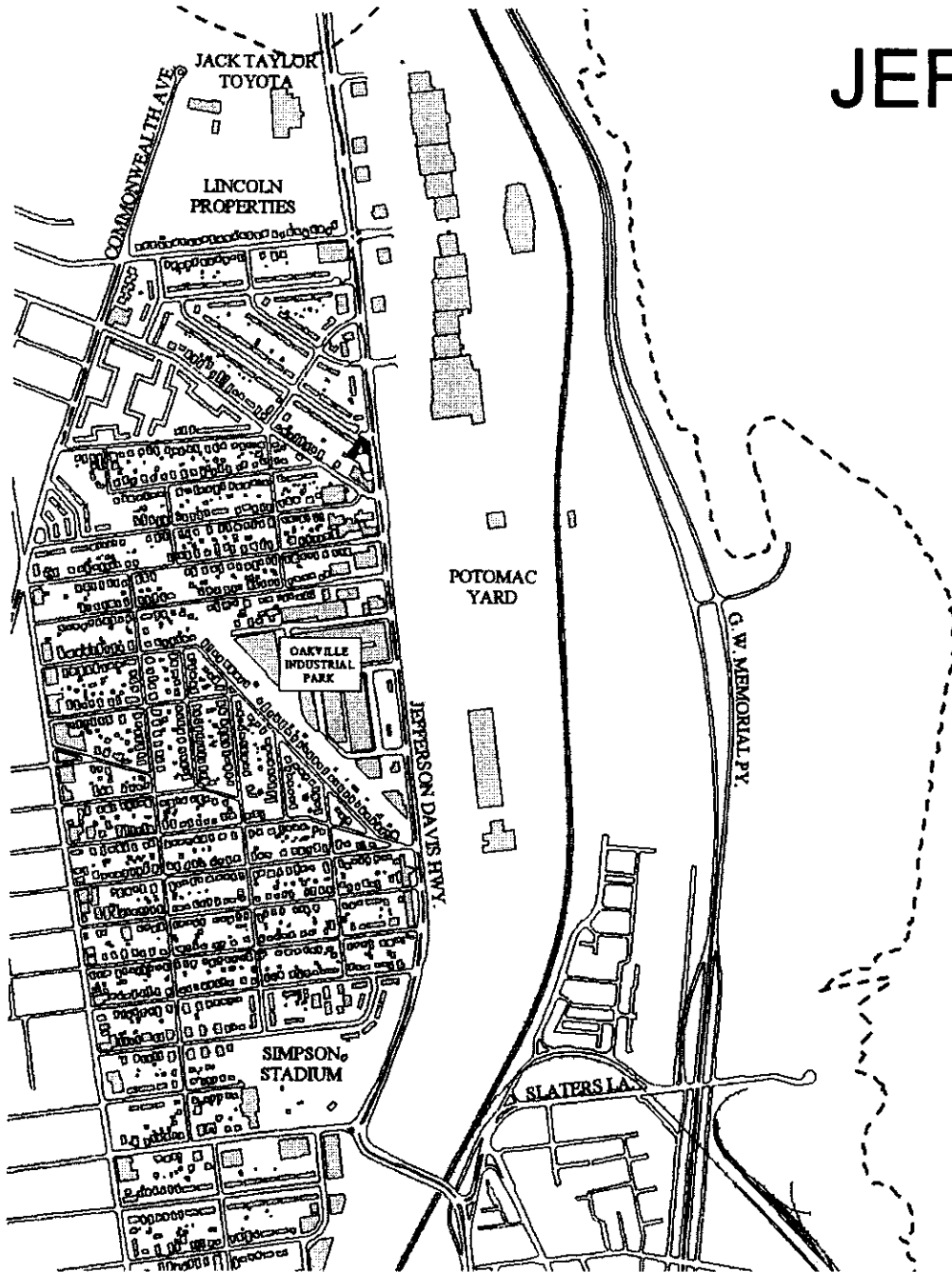
**16. SPECIAL USE PERMIT #2000-0159**

**3014 JEFFERSON DAVIS HY**

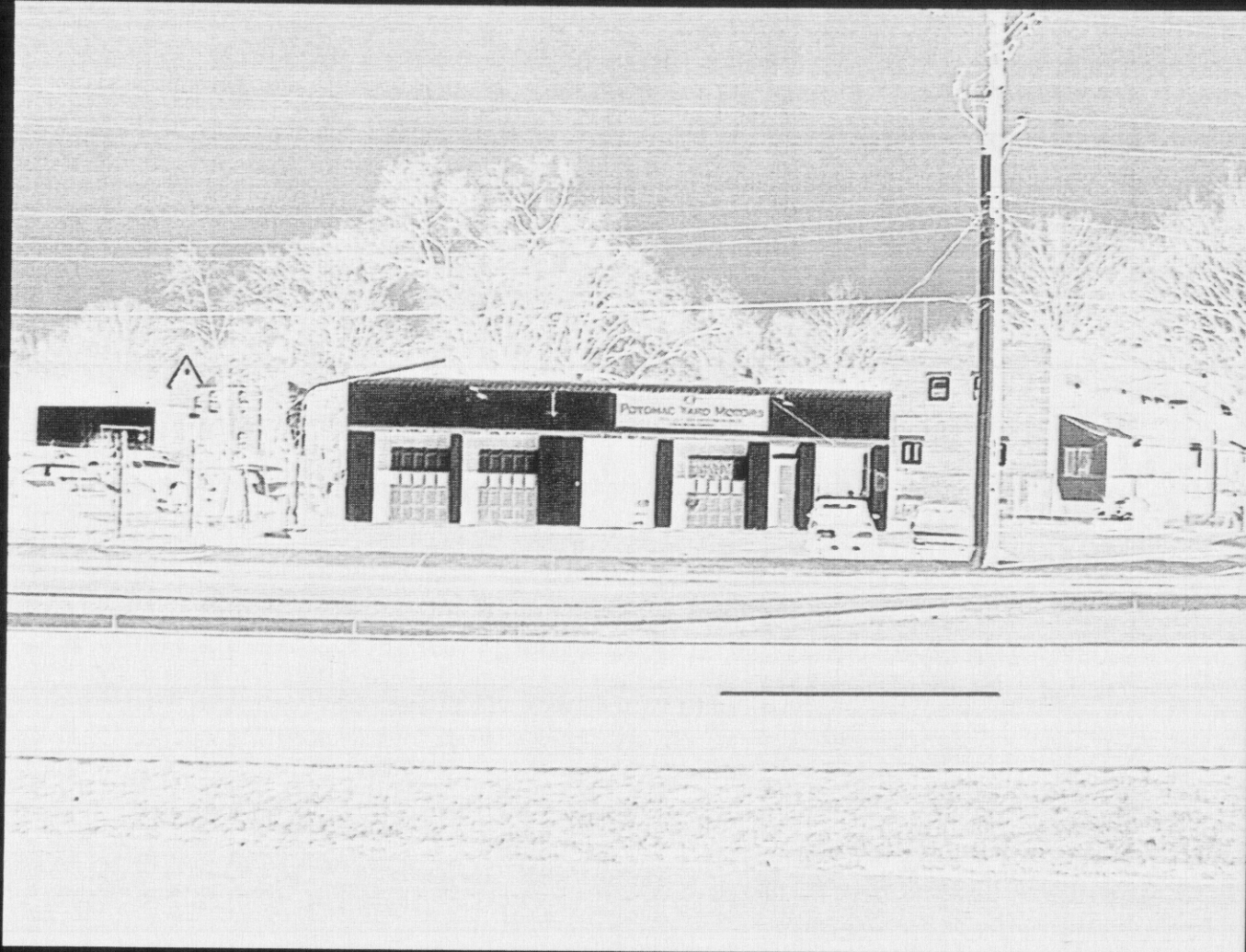
Consideration of a request for a special use permit for expansion of a noncomplying automobile repair facility to include automobile sales; zoned CSL/Commercial Service Low. Applicant: Ajmal Ghani, by William C. Thomas, Jr., attorney.

LCA's members oppose the inclusion of automobile sales at this site because of the limited size of the lot; along with the heavy amount of pedestrian traffic.

# JEFFERSON DAVIS HIGHWAY



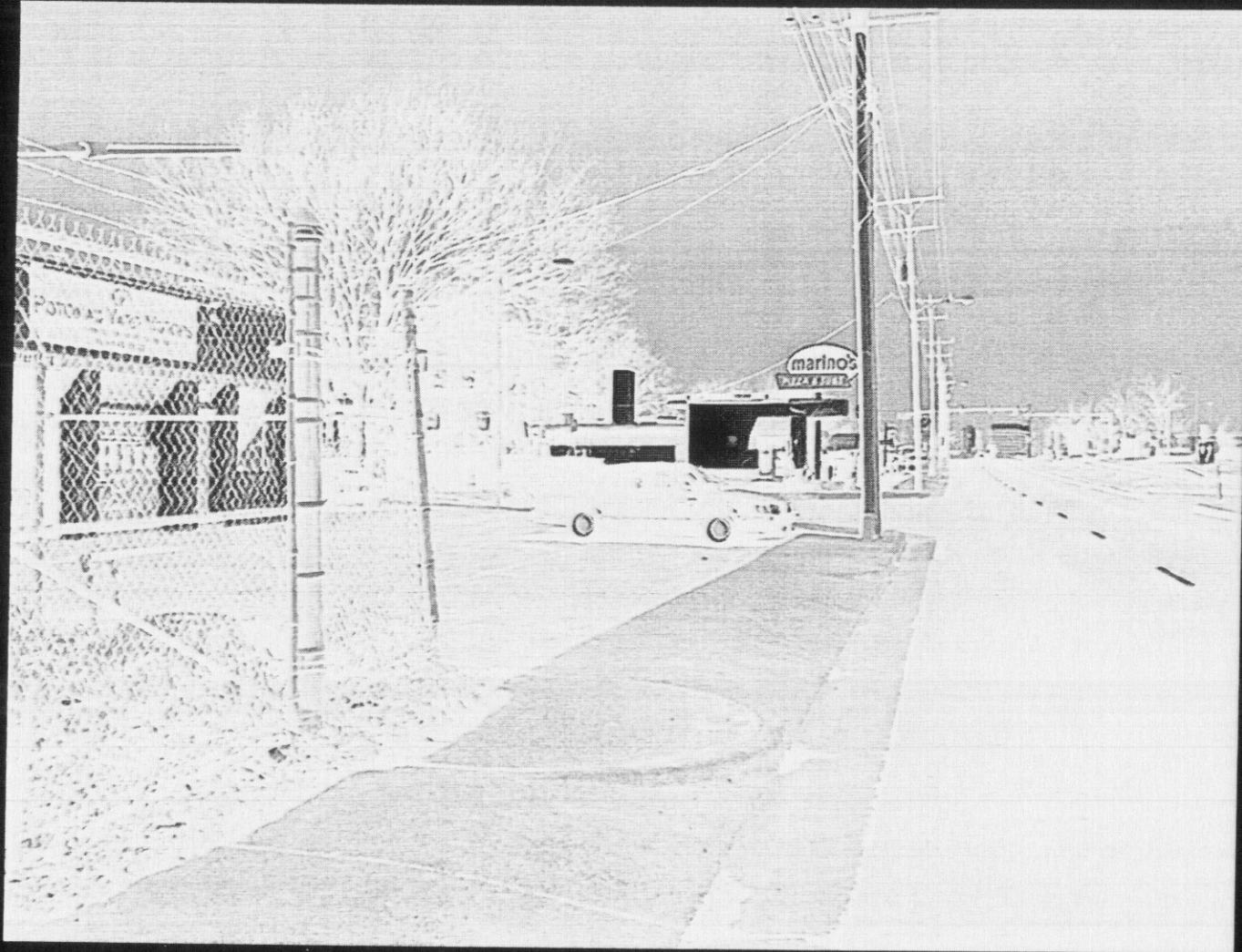
# POTOMAC YARD MOTORS



EAST ELEVATION



# POTOMAC YARD MOTORS



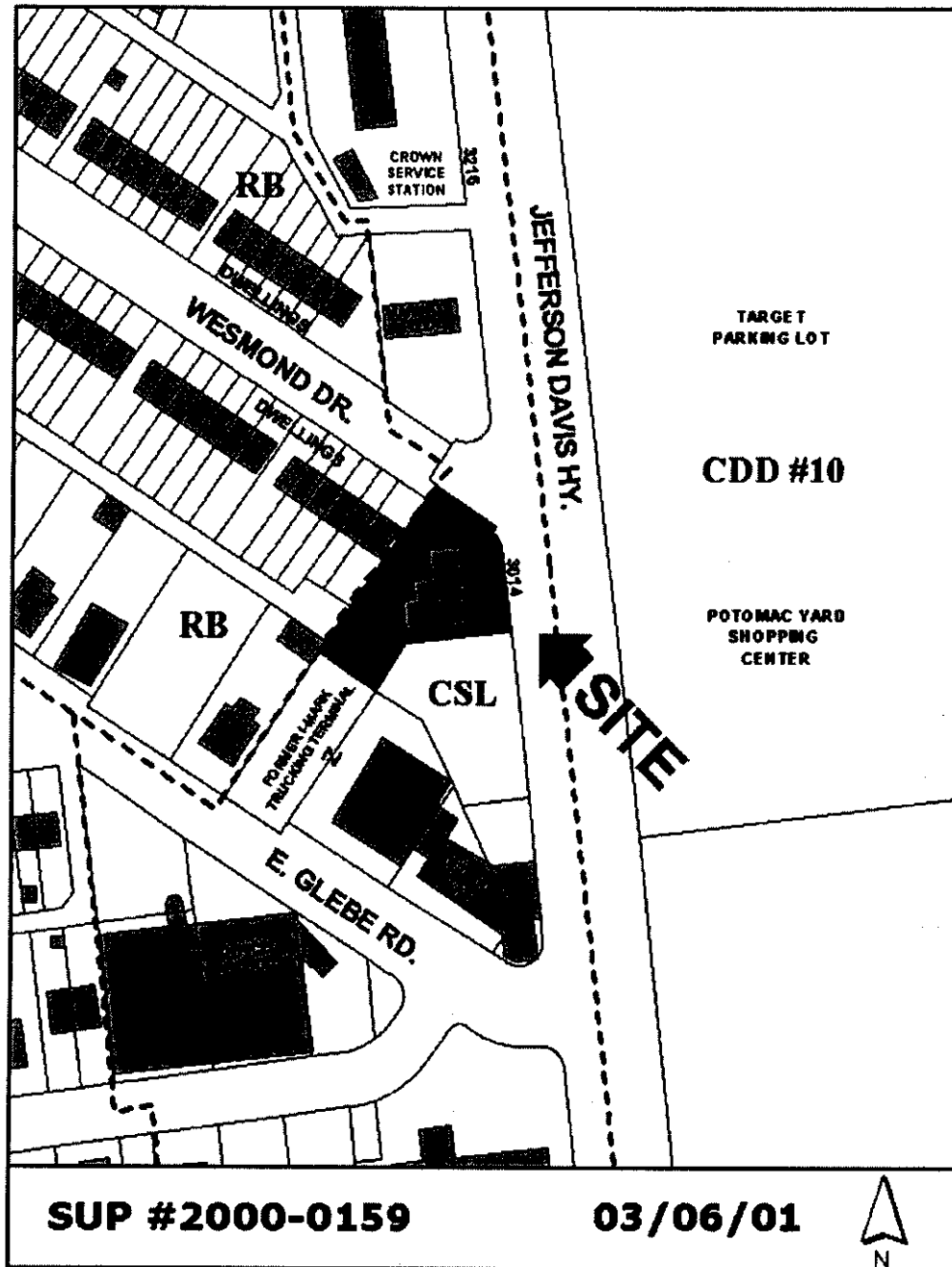
VIEW LOOKING NORTH

# POTOMAC YARD MOTORS



SUP #2000-0159  
P&Z Staff Presentation 3/6/01

# AJMAL GHANI T/A POTOMAC YARD MOTORS





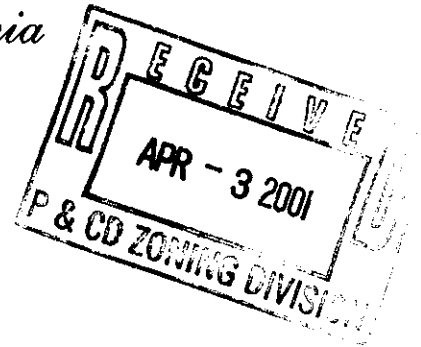
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SUP #2000-0159  
P&Z Staff Presentation 3/6/01

*City of Alexandria, Virginia*

MEMORANDUM



**DATE:** APRIL 3, 2001

**TO:** KATHLEEN BEETON, URBAN PLANNER II  
PLANNING AND ZONING

**FROM:** *Art Dahlberg*  
ART DAHLBERG, DIRECTOR  
CODE ENFORCEMENT BUREAU

**SUBJECT:** CHANGE REGARDING E.V.E. REQUIREMENT FOR SUP2000-00159,  
3014 JEFFERSON DAVIS HIGHWAY

---

After a discussion with Bernie Fagelson, attorney for the applicant, and a subsequent site visit, it has been determined that Code Enforcement comment C-2 requiring an emergency vehicle easement (E.V.E.) on the site is not needed. Emergency vehicles can access the property from Jefferson Davis Highway and/or Wesmond Drive to my satisfaction.

If you have any questions, please contact me on x4360.

# APPLICATION for SPECIAL USE PERMIT # 2000-0159

[must use black ink or type]

PROPERTY LOCATION: 3014 JEFFERSON DAVIS HIGHWAY

TAX MAP REFERENCE: 16.03-10-28 ZONE: CSL

APPLICANT Name: AJMAL GHANI (corp. to be formed)

Address: 6303 Greeley Blvd Springfield, VA 22152

PROPERTY OWNER Name: Clemeth L. and Carol E Cope

Address: 5513 VALLEY VIEW DRIVE ALEXANDRIA, VA 22310

PROPOSED USE: ADDITION OF AUTO SALES TO EXISTING REPAIR FACILITY  
Expansion of auto repair shop into auto sales

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

FAGELSON SCHONBERGER MAYNE & DEICHMEISTER, PC

By: BERNARD M FAGELSON / William C

Print Name of Applicant or Agent Thomas, Jr

Signature

1775 JAMIESON AVE Suite 200

Mailing/Street Address

703 548 8100

Telephone #

548 0668

Fax #

ALEXANDRIA VA 22314

City and State

Zip Code

11/28/00

Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Date & Fee Paid: \_\_\_\_\_

\$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 02/06/01 DEFERRED (applicant's request)

4/3/01

Recommend Denial

7-0

ACTION - CITY COUNCIL: 4/21/01PH -- CC noted the withdrawal of this item.

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P. C.  
ATTORNEYS AND COUNSELLORS AT LAW  
11320 RANDOM HILLS ROAD, SUITE 690  
FAIRFAX, VIRGINIA 22030

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(703) 548-8100  
HERBERT S. BILLOWITZ (910-1987)  
VICTOR G. TRAPASSO (935-1989)

\*SENIOR COUNSEL  
+ALSO ADMITTED IN D.C.

April 20, 2001

VIA FACSIMILE TO (703) 838-6433 AND FIRST CLASS MAIL

Beverly I. Jett, CMC  
City Clerk and Clerk of Council  
City of Alexandria  
301 King Street, Suite 2300  
Alexandria, Virginia 22314

Re: Sup 2000-0159; 3014 Jefferson Davis Highway; Ajmal Ghani

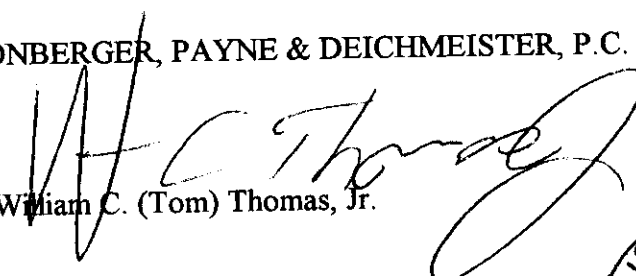
Dear Ms. Jett:

On behalf of the applicant in the captioned matter, we request a withdrawal of the Special Use Permit Application presently scheduled for public hearing on April 21, 2001, before the City Council.

Thank you for your kind consideration of and attention to this matter. Please call with any questions or concerns.

Respectfully submitted,

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P.C.

  
William C. (Tom) Thomas, Jr.

WCT/las  
faxc: Kathleen Beeton, DPZ  
Ajmal Ghani

